



**157 MAIN ROAD**

Colden Common, Winchester, Hampshire, SO21 1TL

**Carter Jonas**

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## 157 MAIN ROAD, COLDEN COMMON, WINCHESTER, HAMPSHIRE, SO21 1TL

- 4 bedroom detached home
- 3 reception rooms
- Kitchen / breakfast room
- Utility room, pantry, store room
- Garage, car port and driveway
- Mature gardens and grounds
- Central village location
- EPC rating D

### DESCRIPTION

This unique detached family home offers great potential, with a very practical existing layout which could be further enhanced with cosmetic refurbishment or extension (subject to obtaining the relevant consents). Ground floor accommodation comprises a generous study / playroom and living room with fireplace and bay window which is open plan leading onto the dining room. To the rear of the ground floor is a kitchen / breakfast room, w/c, pantry and utility room. The utility room leads onto a covered storage area which in turn leads onto the garage and carport. First floor accommodation is made up of 4 good sized bedrooms with family bathroom, separate w/c and a storage area in the eaves.

## DETACHED FAMILY HOUSE SET IN MATURE GROUNDS WITH POTENTIAL TO IMPROVE



## OUTSIDE

Externally, the gardens are a particular feature of the property, with a gated entrance leading onto a sweeping driveway and parking area. The majority of the gardens are lawned with mature trees and shrubs. The house has a secluded feel and sits centrally within its plot.

## LOCATION

The property is situated approximately 5 miles from Winchester in the popular village of Colden Common. There is a selection of local amenities and services including Co-op store/post office together with community centre and two public houses. The nearby cathedral City of Winchester offers an extensive selection of bespoke and mainstream shopping, leisure and entertainment facilities and many cultural and historic attractions. There is an excellent range of local schools including Colden Common primary school and Kings' secondary school in Winchester. Independent schools in the area include Twyford preparatory school, St Swithun's and Prince's Mead. Winchester railway station provides superb links to London (1 hour) and Southampton (20 mins).

## ADDITIONAL INFORMATION

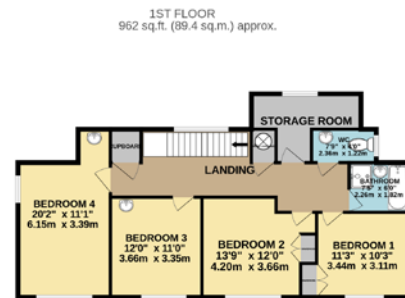
**Tenure:** Freehold.

**Services:** Mains electricity, gas, water and drainage.

**Local Authority:** Winchester City Council. Council Tax Band G.

**Viewing:** Strictly by appointment through the agent, Carter Jonas.





TOTAL FLOOR AREA : 2470 sq.ft. (229.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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